



HARTEL REALTY

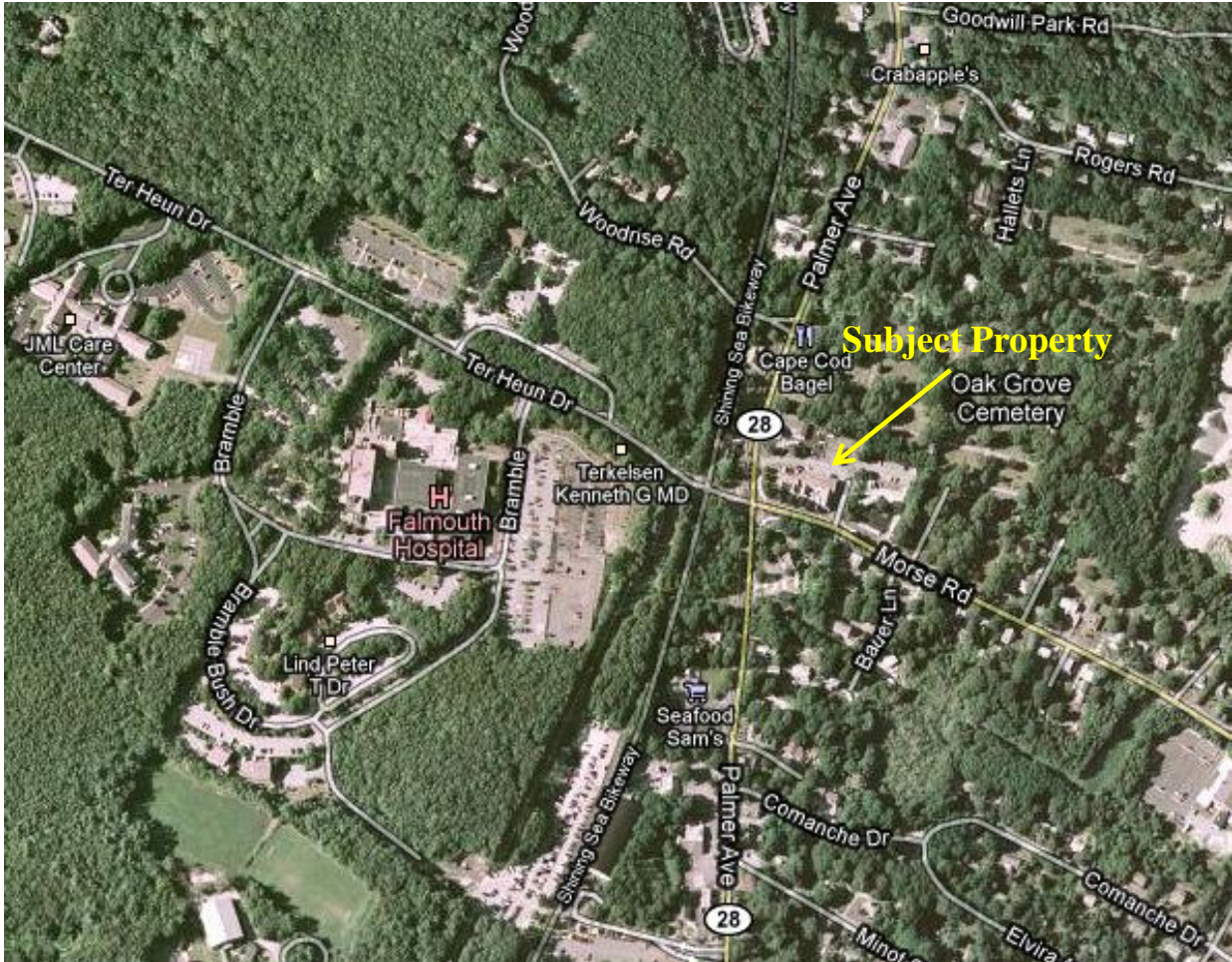
Strategic Real Estate Services

FOR LEASE - \$350/mo.

190 +/- SF Retail / Office

Unit #24

419 Palmer Avenue, Falmouth, MA



- Well Established Commercial Location
- Ample Parking, 70+ spaces
- Prominent Visibility, High Traffic Area
- Proximity to Falmouth Hospital & Rte. 28

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: greg@hartelrealty.com

www.hartelrealty.com



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Executive Summary

Property Address: 419 Palmer Avenue, Falmouth, MA

Unit # 24

Property type: Retail/Office

Rent: \$250/mo.

Lease Type:

Date Available: Immediate

Unit Size: 190 +/- SF



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Detailed Summary

Total Room Count in Unit	1
Private or Common Bathrooms	Common
Floor Levels	Second floor
Total Number of Parking Spaces	Lower level/back
Parking Reserved for Unit	Ample public 70+ spaces
Number of curb cuts	2 - one cuts with light
Town Sewer or Private Septic	Town
Town Water or Well	Town
Basement Type	Full
Basement Storage for Tenant?	Yes
Electric Service	
Heating Type	Gas FHA
Air Conditioning	
Sprinklers	Yes
Elevators	None
Foyer (Y/N)	None

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Detailed Summary

Overhead Doors	None
Ceiling Height	
Ceiling Type	Drop
Flooring	Carpet
Year Unit was Renovated	
Building Construction	Wood Frame
Gutters (Y/N)	Yes
Siding	Wood
Roof Type	Asphalt
Kitchen	None
Windows	Casement
Handicap Access	None
Additional Features	
Maximum contiguous SF	190 +/-
CAM Charge	
What is included in CAM	

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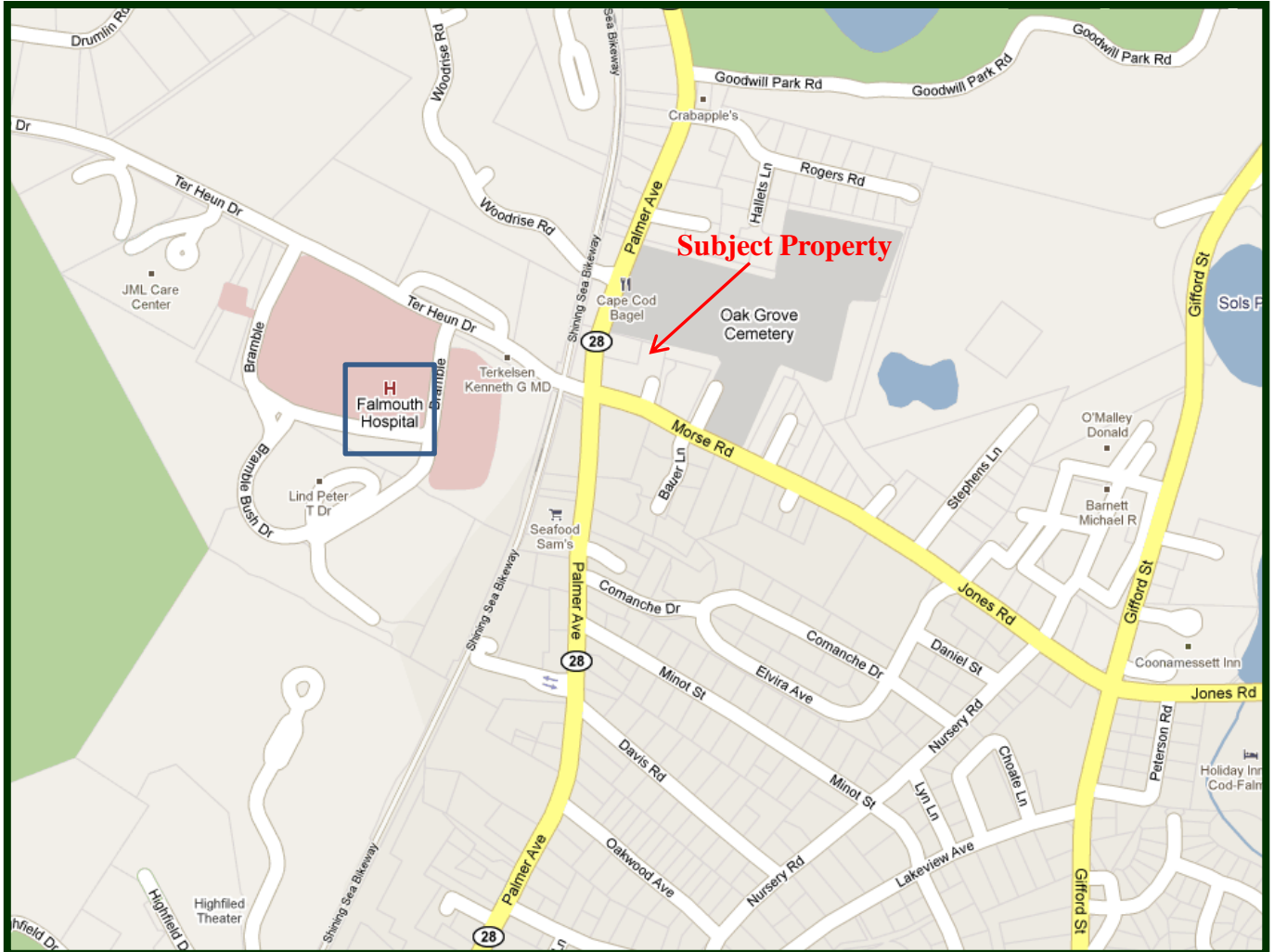
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Area Map



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Property Description

General Site Overview:

419 Palmer Avenue is located on Route 28 in Falmouth, at the intersection of Jones Road. Diagonally across the street is Falmouth Hospital, a 95 bed facility that shares a campus with the JML Care Center, Heritage Assisted Living, the VNA of Cape Cod and a physician office complex. Directly west, is the Shining Sea Bikeway, which winds 3.3 miles through Falmouth and is utilized by commuters of Falmouth Hospital, as well as local and tourist bikers. Main Street Falmouth is one mile to the south and is a lively center of town, with a variety of restaurants, retail as well as spas, wine shops and fine boutiques.

Complex Description:

419 Palmer Avenue is a single building with Cape Cod Bagel restaurant occupying the main part of the first floor, along with four other first floor suites. The second floor houses 11 units. Current occupants include: Norton Associates, Baystate Appraisal, Salubria Massage and Real Estate Associates, among others. There are 70+ parking spaces, with 3 additional handicap spaces.

Unit Details:

Unit #24 is a 190 +/- SF unit, with one large, sunny room and four casement windows. Second floor location with common bath and ample parking. Perfect for office, light industrial or retail use.

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Unit Photos





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Exterior Photos



Palmer Avenue Entrance



Jones Road Entrance

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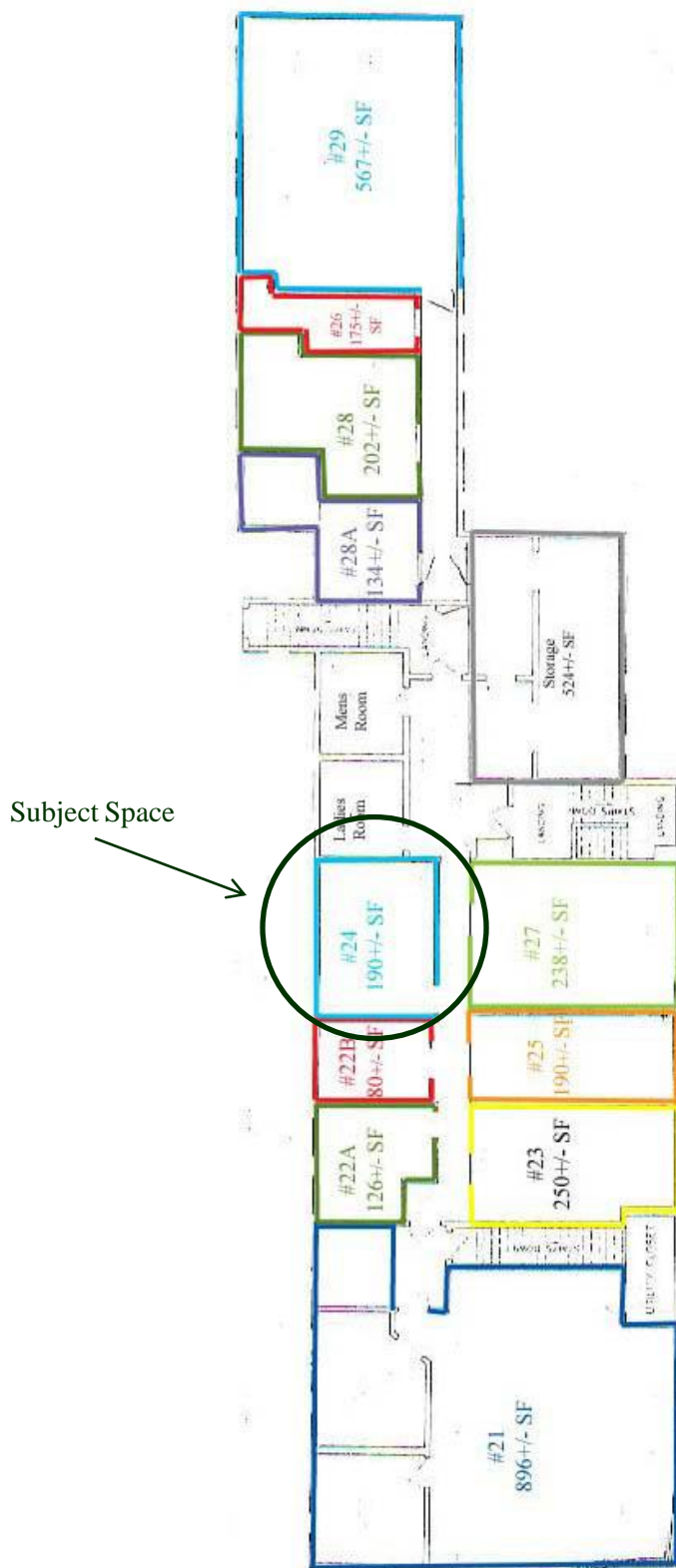
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Floor Plan

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